

# COMMITTEE AMENDMENT FORM

DATE: 10/29/08

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #08-O-1770 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE  
PLAN RECEIVED BY THE BUREAU OF PLANNING ON JULY 1, 2008.

AMENDMENT DONE BY COUNCIL STAFF 10/17/08

City Council  
Atlanta, Georgia

08-0 -1770

U-08-24

AN ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

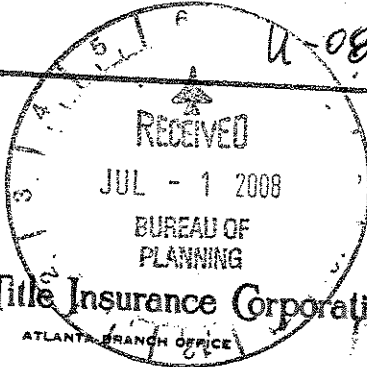
SECTION 1. Under the provisions of Section 16-06.005 (1) (c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **CHURCH**, is hereby approved. Said use is granted to **ALLEN TEMPLE AME CHURCH** and is to be located at **1645 Joseph Boone Boulevard, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 38, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

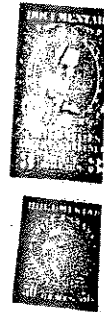
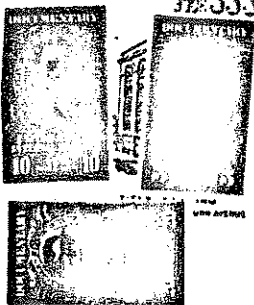
SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

U-08-024



JT:3337 PAGE:336 1573190



Lawyers Title Insurance Corporation  
ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 28th day of May, in the year one thousand nine hundred fifty-eight, between FRED B. WILSON

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ALLEN TEMPLE A. M. E. CHURCH OF ATLANTA, INC., a religious corporation of Fulton County, Georgia,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A one-half (1/2) undivided interest in and to the following described property:

All that tract or parcel of land lying and being in the City of Atlanta and in Land Lot 146 of the 14th District of Fulton County, Georgia, more particularly described as follows:

Beginning at the corner formed by the intersection of the northerly side of Simpson Road with the westerly side of West Lake Avenue, and running thence in a westerly direction along the northerly side of Simpson Road a distance of four hundred six (406) feet to an iron pin; thence in a northerly direction along a line, which line forms an interior angle of 89 degrees 59 minutes with the northerly side of Simpson Road, a distance of seven hundred thirty one and seventy eight hundredths (731.78) feet to an iron pin; thence in an easterly direction along a line, which line forms an interior angle of 85 degrees 51 minutes with the preceding course, a distance of four hundred sixteen and forty seven hundredths (416.47) feet to an iron pin on the westerly side of West Lake Avenue; thence in a southerly direction along the westerly side of West Lake Avenue, forming an interior angle of 93 degrees 23 minutes with the preceding course, a distance of seven hundred one and seventy eight hundredths (701.78) feet to the point of beginning; and containing 6.77 acres, more or less, as shown on plat of survey made by Joe W. Arnold III, Engineer & Surveyor, dated November 30, 1956, a copy of which is on file in the office of the Atlanta Title Company.

The foregoing property is conveyed subject to all valid easements and other property rights held by third persons as appear by instruments recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

*[Signature]*

*[Signature]*  
FRED B. WILSON (Seal)

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires Jan. 19, 1962

GEORGIA, Fulton County, Clerk's Office Superior Court  
Filed for Record 3 days of June 1958  
at 10 o'clock A.M. Recorded June 19, 1958



*[Signature]*

**Conditions for U-08-24 for 1645 Joseph Boone Boulevard, N.W.**

1. Site plan, titled "Site Plan," 1645 Simpson Road, dated June 17, 2008 and stamped received by the Bureau of Planning on July 1, 2008.

# DRAWING NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWING OR AS SPECIFIED IN THE NOTES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

## EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

2. SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MATS OR SIMILAR MEASURES.

3. SEDIMENTATION BASINS SHALL BE INSTALLED TO PREVENT SOIL EROSION AND SEDIMENTATION.

4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

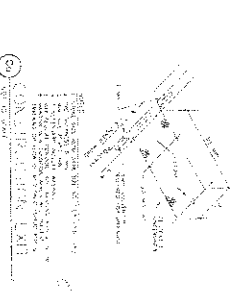
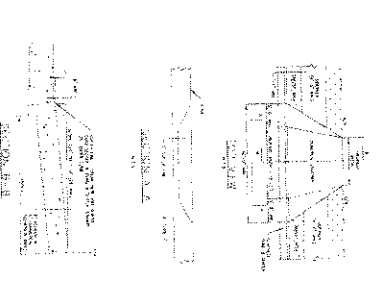
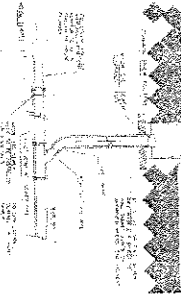
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.

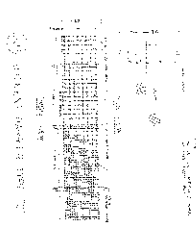
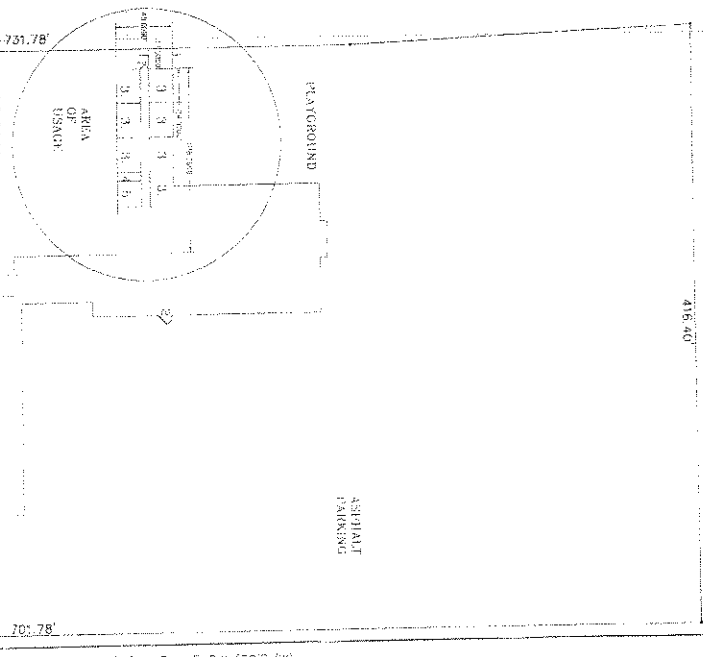
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



MAGNETIC



RECEIVED  
JUL - 1 2008  
Bureau of  
Planning

U-08-24

406.00'

406.00'

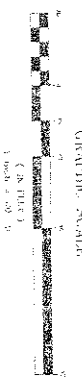
406.00'

701.78'

WEST LAKE AVE SW (50R/W)

## LEGEND

- 1. EXISTING ASPHALT PAVING
- 2. EXISTING CONCRETE
- 3. EXISTING GRAVEL
- 4. EXISTING DIRT
- 5. EXISTING GRASS
- 6. EXISTING TREES
- 7. EXISTING UTILITIES
- 8. EXISTING STRUCTURES
- 9. EXISTING FENCES
- 10. EXISTING SIGNAGE



24 HOUR CONTACT



## SITE PLAN

FOR  
1045 NIMPHSON ROAD

ATLANTA, GA 30310

LAND LOT 38  
14TH DISTRICT  
PLANT COUNTY,  
GEORGIA

QUALITY ENGINEERING MGT.  
576 LEN STREET  
ATLANTA, GA 30310  
PH: (404) 454-8083

RCS# 2416  
9/15/08  
2:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

08-O-1764,1765,1766,1767,1768,1769,1770  
08-O-1771,1772,1773

REFER ZRB/ZONE.

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 1  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE